051.0	0002	0011.0
Map	Block	Lot

CARD

Residential
ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	716,900 /	777,700
USE VALUE:	716,900 /	777,700
ASSESSED:	716,900 /	777,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIECHOTA DENNIS V--ETAL
Owner 2:	PIECHOTA JANE DRAKE
Owner 3:	
Street 1:	16 CENTRAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,806 Sq. Ft. of land mainly classified as Res. / Comm. with a Old Style Building built about 1860, having primarily Clapboard Exterior and 1645 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3403.000	280,000		218,450	498,450
316	3403.000			218,450	218,450
Total Card	0.156	280,000		436,900	716,900
Total Parcel	0.156	340,800		436,900	777,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.87 | /Parcel: 228.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35465
GIS Ref	
GIS Ref	
Insp Date	10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 051.0-0002-0011.0

!4269!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	341,200	0	6,806.	436,900	778,100	778,100	Year End Roll	12/18/2019
2019	013	FV	279,600	0	6,806.	436,900	716,500	716,500	Year End Roll	1/3/2019
2018	013	FV	279,600	0	6,806.	293,400	573,000	573,000	Year End Roll	12/20/2017
2017	013	FV	279,600	0	6,806.	280,900	560,500	560,500	Year End Roll	1/3/2017
2016	013	FV	279,600	0	6,806.	255,900	535,500	535,500	Year End	1/4/2016
2015	013	FV	262,500	0	6,806.	206,000	468,500	468,500	Year End Roll	12/11/2014
2014	013	FV	262,500	0	6,806.	184,100	446,600	446,600	Year End Roll	12/16/2013
2013	013	FV	262,500	0	6,806.	174,800	437,300	437,300		12/13/2012

PRINT

Date	Time
12/10/20	19:18:45

LAST REV

Date	Time
05/13/19	10:59:45

mmcmakin

USER DEFINED

Prior Id # 1:	35465
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13849-45		12/1/1979		88,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2009	874	Re-Roof	2,600					
10/4/2006	842	Re-Roof	6,000					
6/1/1999	304	Redo Bat	17,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2019	I & E Return	MM	Mary M
10/19/2018	MEAS&NOTICE	PH	Patrick H
2/7/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
4/7/2009	Measured	201	PATRIOT
2/4/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
9/1/1991		PM	Peter M
5/20/1900	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6806		Sq. Ft.	Site		0	70.	0.92	11									436,925	316	50				436,900	

Total AC/HA: 0.15624 | Total SF/SM: 6806 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: ARLINGTON | Total: 436,925 | Spl Credit | Total: 436,900

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28839493
Const Adj.:	0.99989998
Adj $ / SQ:	167.475
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405846
Depreciation:	125812
Depreciated Total:	280034

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

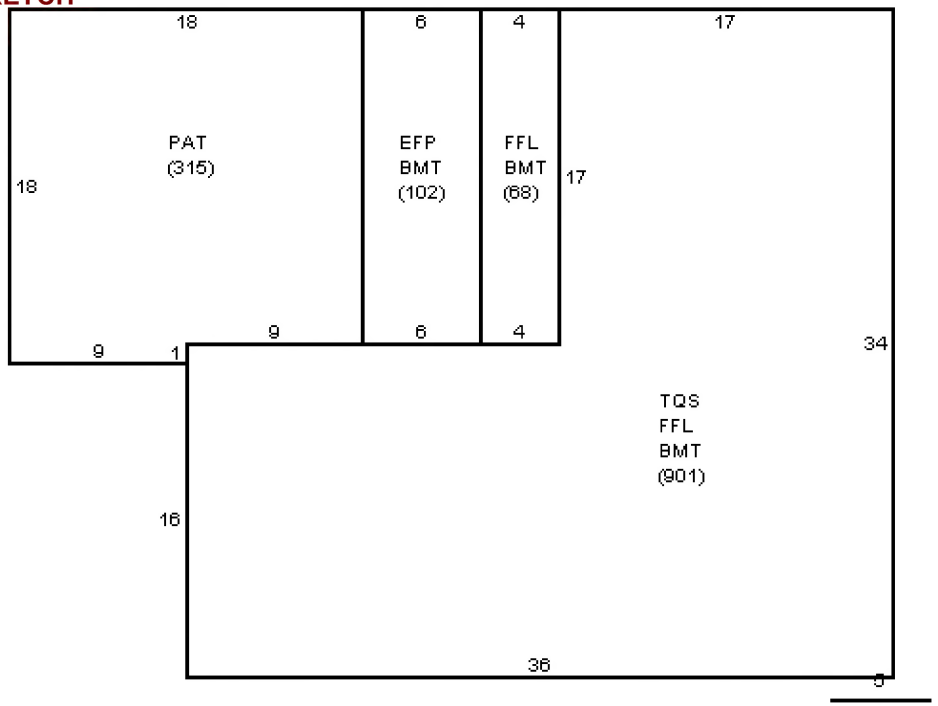
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.47
Special Features:	0	Val/Su Net:	89.37
Final Total:	280000	Val/Su SzAd	170.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,071	50.240	53,810
FFL	First Floor	969	167.470	162,283
TQS	3/4 Story	676	167.470	113,171
PAT	Patio	315	3.440	1,084
EFP	Enclos Porch	102	53.910	5,499

Net Sketched Area:	3,133			Total:	335,847
Size Ad	1644.75	Gross Are	3358	FinArea	1645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N	Total Yard Items:		Total Special Featues:		Total:

051.0	0002	0011.0	2 of 2	Industrial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	60,800 /	777,700
USE VALUE:	60,800 /	777,700
ASSESSED:	60,800 /	777,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIECHOTA DENNIS V--ETAL
Owner 2:	PIECHOTA JANE DRAKE
Owner 3:	
Street 1:	16 CENTRAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,806 Sq. Ft. of land mainly classified as Res. / Comm. with a Warehouse Building built about 1930, having primarily Conc. Block Exterior and 1758 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	60,800			60,800
Total Card	0.000	60,800			60,800
Total Parcel	0.156	340,800		436,900	777,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 34.58 | /Parcel: 228.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35465
GIS Ref	
GIS Ref	
Insp Date	04/07/09

PREVIOUS ASSESSMENT

Parcel ID 051.0-0002-0011.0

!4269!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	19:18:49

LAST REV

Date	Time
01/26/19	12:18:35
apro	

USER DEFINED

Prior Id # 1:	35465
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2017	682	Porch	4,375	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2009	Measured	201	PATRIOT
2/4/2000	Inspected	276	PATRIOT
1/5/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		0	0	Sq. Ft.	Site		0	0.	0.00	11																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 2
Foundation:	6 - Slab
Frame:	2 - Steel
Prime Wall:	21 - Conc. Block
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	10 - Rolled
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

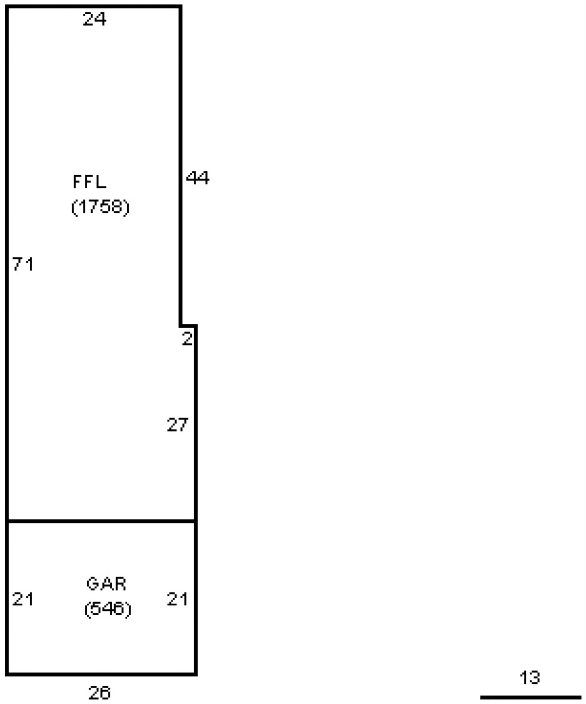
FOR BUSINESS JUST 1 RM & GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94061971
Adj $ / SQ:	51.922
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	101334
Depreciation:	40534
Depreciated Total:	60801

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	51.92
Special Features:	0	Val/Su Net:	26.39
Final Total:	60800	Val/Su SzAd	34.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,758	51.920	91,279
GAR	Garage	546	18.420	10,055

Net Sketched Area:	2,304			Total:	101,334
Size Ad	1758	Gross Are	2304	FinArea	1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	